

FINAL PLAN OF REMEDIAL ACTION



FORMER MILTON RIVERFRONT

*117 Front Street
Milton, Delaware*


*October 31, 2012
DNREC Project No. DE-1517*

This Final Plan of Remedial Action (Final Plan) presents the Department of Natural Resources and Environmental Control's (DNREC's) intention to address environmental contamination at the Former Milton Riverfront Site.

DNREC issued public notice of the Proposed Plan of Remedial Action (Proposed Plan) for the Site on October 7, 2012 and opened a 20-day public comment period. The Proposed Plan is attached. There were no comments from the public; therefore, the Proposed Plan is adopted as the Final Plan.

Approval:

This Final Plan meets the requirements of the Hazardous Substance Cleanup Act.



Timothy T. Ratsep, Program Administrator
Site Investigation and Restoration Section



PROPOSED PLAN OF REMEDIAL ACTION

Former Milton Riverfront Site
Milton, Delaware
DNREC Project N0. DE-1517



October 2012

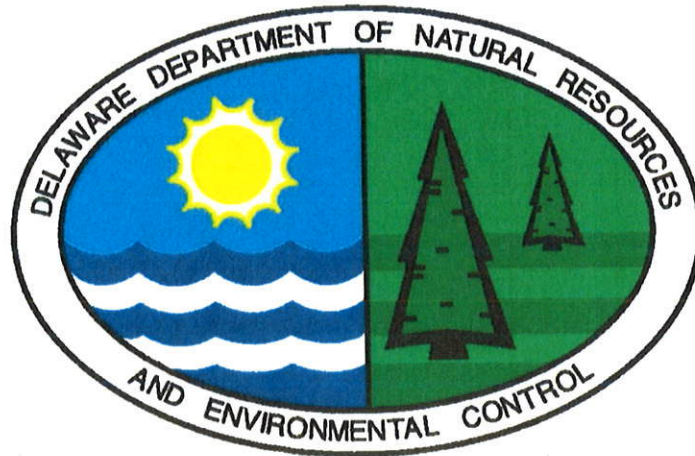
Delaware Department of Natural Resources and Environmental Control
Division of Waste and Hazardous Substances
Site Investigation & Restoration Section
391 Lukens Drive
New Castle, Delaware 19720

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PROPOSED PLAN OF REMEDIAL ACTION

Former Milton Riverfront Site
Milton, Delaware
DNREC Project No. DE-1517



Approval:

This Proposed Plan meets the requirements of the Hazardous Substance Cleanup Act.

Approved by:

Marjorie A. Crofts, Director
Division of Waste & Hazardous Substances

10.2.12

Date



What is the Proposed Plan of Remedial Action?

The Proposed Plan of Remedial Action (Proposed Plan) summarizes the clean-up (remedial) actions that are being proposed to address contamination found at the Site for public comment. A legal notice is published in the newspaper for a 20-day comment period. DNREC considers and addresses all public comments received and publishes a Final Plan of Remedial Action (Final Plan) for the Site.

What is the Former Milton Riverfront Site?

The Former Milton Riverfront Site consists of one tax parcel (# 235-20.08-6.00) located along the south bank of the Broadkill River covering 1.47 acres at 117 Front Street, in the Town of Milton, Sussex County, Delaware (Figure 1). The nearest intersection to the Site is Chestnut Street and Front Street. The property contains a vacant dilapidated warehouse building (approximately 12,500 ft²) bordered to the south by the remains of a former building slab on an overgrown wooded lot. The Site is enclosed by a chain-link security fence (see Figure 2). DNREC certified the Site as a Brownfield in November 2011.

What happened at the Former Milton Riverfront Site?

The Site was used as a poultry processing plant for an unknown period of time in the 1960s. Later, it was used for the storage of paint and related materials by the Gibbs Paint Company of Lewes, Delaware. Due to reported odors, DNREC's Emergency Prevention and Response Section (EPRS) visited the Site in October of 2003 and issued an Agreement and Work Order to arrange for the proper characterization and disposal of approximately sixty 55-gallon drums, which was completed by a contractor in January 2004. A No Further Action (NFA) letter was issued by DNREC-EPRS on November 14, 2011.

What is the environmental problem at the Former Milton Riverfront Site?

A Brownfield Investigation (BFI) was conducted at the Site in the spring of 2012 and 38 soil samples, 7 groundwater samples, 3 surface water samples and 3 sediment samples were collected. All of the soil samples were screened by DNREC Site Investigation & Restoration Section (SIRS) laboratory, and 10 samples were sent to a HSCA certified laboratory for confirmatory analyses. Two surface and two subsurface samples contained benzo(a)pyrene at a concentration above residential soil standards. One surface soil sample contained PCB Aroclor 1260 at a concentration above residential soil standards. Arsenic was detected in three of the soil samples at concentrations above the background level. No other organic compounds or metals were present in the soil samples at concentrations above the residential levels.

Groundwater samples contained aluminum, iron and manganese at concentrations above the EPA's Secondary Maximum Contaminant Level, which could adversely affect the aesthetic

conditions (taste, odor, etc.) and the quality. One sample contained arsenic at a concentration that was above the EPA's Maximum Contaminant Level of 10 µg/L.

Using the average site-wide exposure concentrations of the COCs in the soil, the Human Health Risk Assessment (HHRA) concluded that the COCs did not pose an unacceptable risk to future indoor and outdoor commercial/industrial workers, or excavation workers. The calculated health risks caused by exposure to the soil posed an unacceptable risk to future residents.

Shallow groundwater at the Site would not be suitable for drinking. The HHRA concluded that the COCs would pose a risk to future Site users if they ingested the groundwater. The Site is served by a public water utility and is located within the town of Milton, which precludes the installation of water supply wells.

What clean-up actions have been taken at the Former Milton Riverfront Site?

Approximately sixty 55-gallon drums containing paint and related materials were removed from the Site in January 2004 as part of an Emergency Response Action. A 2,000-gallon heating fuel tank was removed from the Site in June 2012 after being discovered during the Brownfield Investigation. The soil samples collected during the tank removal were below the Tier 0 Tank Management Section (TMS) standards, so no further action is necessary by TMS.

What does the new owner want to do at the Former Milton Riverfront Site?

The owner plans to use the Site as an overflow parking lot for events held at the adjacent Fire Station. They will probably demolish the existing warehouse building.

What additional clean-up actions are needed at the Former Milton Riverfront Site?

DNREC proposes the following remedial actions for the Site, which needs to be completed before a Certificate of Completion of Remedy (COCR) can be issued:

An Environmental Covenant, consistent with Delaware's Uniform Environmental Covenants Act (Title 7, Del. Code Chapter 79, Subtitle II) (UECA), to be recorded in the office of the Recorder of Deeds to include the following:

- Restrict future land use to commercial or industrial purposes;
- Prohibit the excavation of soil without the prior written approval of DNREC; and
- Prohibit the installation of groundwater wells for drinking water purposes without the prior written approval of DNREC.

What are the long term plans for the Former Milton Riverfront Site after the cleanup?

The Site will be restricted to a non-residential (commercial/industrial) purposes by recording the Environmental Covenant.

How can I find additional information or comment on the Proposed Plan?

The complete file on the Site including the Brownfield Investigation Report and the various reports are available at the DNREC office, 391 Lukens Drive in New Castle, 19720. Most documents are also found on: <http://www.nav.dnrec.delaware.gov/DEN3/>

The 20-day public comment period begins on October 7, 2012 and ends at close of business (4:30 pm) on October 29, 2012. Please send written comments to the DNREC office at 391 Lukens Drive, New Castle, DE 19720 to Kathryn Durant, Project Officer or Robert Newsome, Public Information Officer.

Figure 1: Site Location Map

Figure 2: Area Map

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Figure 1

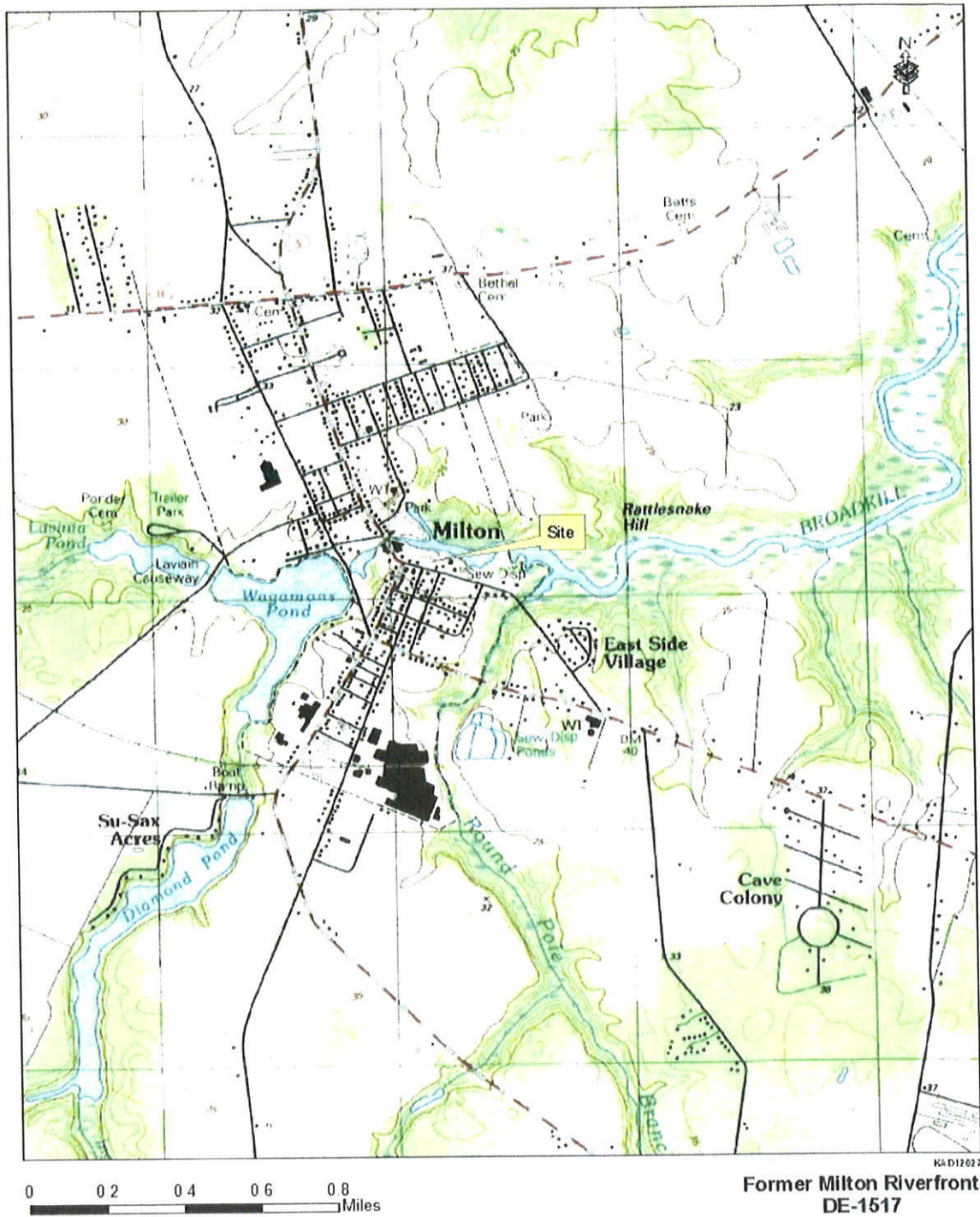


Figure 2



Glossary of Terms Used in this Proposed Plan

Brownfield Investigation (BFI)	Thorough environmental study of a Site which includes 1) sampling of site environmental media and/or wastes on the property and 2) conducting a preliminary risk assessment using the data collected to determine the risk posed to human health and the environment.
Certified Brownfield	A Brownfield that DNREC has determined is eligible for partial funding through the Delaware Brownfields Program.
Certification of Completion of Remedy (COCR)	A formal determination by the Secretary of DNREC that remedial activities required by the Final Plan of Remedial Action have been completed.
Contaminant of Concern (COC)	Potentially harmful substances at concentrations above acceptable levels.
Contaminated Materials Management Plan	A written plan specifying how potentially contaminated material at a Site will be sampled, evaluated, staged, transported and disposed of properly.
Exposure	Contact with a substance through inhalation, ingestion, or direct contact with the skin. Exposure may be short term (acute) or long term (chronic).
Final Plan of Remedial Action	DNREC's adopted plan for cleaning up a hazardous site.
Hazardous Substance Cleanup Act (HSCA)	Delaware Code Title 7, Chapter 91. The law that enables DNREC to identify parties responsible for hazardous substances releases and requires cleanup with oversight of the Department.
Preliminary Risk Assessment	A quantitative evaluation of only the most obvious and likely risks at a Site.
Risk	Likelihood or probability of injury, disease, or death.
Restricted Use	Commercial or Industrial setting.
Uniform Risk-Based Remediation Standards (URS)	A set of concentration criteria for various contaminants potentially present in site media that are developed for protection of human health and the environment.